
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Landmark/District:	Cleveland Park Historic District	<input type="checkbox"/> Agenda
Address:	3703 Reno Road NW	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	May 26, 2016	<input checked="" type="checkbox"/> Alteration
Case Number:	16-382	<input type="checkbox"/> New Construction
Staff Reviewer:	Frances McMillen	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicants Hamlet Bent and Madonna McGwin, with drawings prepared by Teass Warren Architects, requests concept review for a three-story rear addition and basement expansion to 3703 Reno Road NW in the Cleveland Park Historic District.

Property Description

Designed by W.R. Lamar for owner and building W.D. Sterrett, 3703 Reno Road is a brick, three-story, Dutch colonial revival house. A single-story porch spans the width of the façade. Shed dormer windows are located on the second and third floors at the rear of the house.

Proposal

The proposal calls for a three-story rear addition and basement expansion. The addition's third floor would be recessed several feet from the rear façade allowing for a roof deck above the second floor. The addition would have a metal hipped roof and would be clad in fiber cement lap siding. Fenestration would consist of six-over-six double-hung windows. Metal railings are proposed for the roof deck and side and rear staircases.

Evaluation

The rear addition is compatible with the house and the historic district in terms of overall massing, scale, design, height, fenestration, and materials. The addition is smaller than the original house, establishing a subordinate relationship between new and old. The choice of fiber cement siding differentiates the addition from the house and recessing the third floor and the use of banding to distinguish the floors breaks up the addition's massing. The addition's north and south walls are recessed approximately 1' from the house allowing the footprint of the original building to be read.

Recommendation

The HPO recommends that the Board find the addition compatible with the historic district and delegate final approval to staff.